

135 p

1902 PINE STREET
LIBERTY, TX 77575

0000009645623

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: January 03, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 08, 2002 and recorded in Document INSTRUMENT NO. 2002054813 real property records of LIBERTY County, Texas, with ELTON W. THOMPSON AND ANASTASIA M. THOMPSON, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ELTON W. THOMPSON AND ANASTASIA M. THOMPSON, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$94,254.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

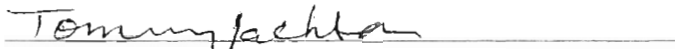
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHILEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PAJEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-3-22 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 11-3-22

1902 PINE STREET
LIBERTY, TX 77575

00000009645623

00000009645623

LIBERTY

EXHIBIT "A"

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.28 (12,410 SQUARE FEET) ACRES OF LAND LYING AND BEING SITUATED IN THE GEORGE ORR LEAGUE SURVEY, ABSTRACT 91, LIBERTY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND IN THE SOUTH LINE OF PINE STREET, SAME BEING THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN AND CONVEYED BY THAT CERTAIN DEED FROM GEORGE W. ADAMS, ET UX. TO J.W. SWINNEY, DATED MARCH 21, 1950, RECORDED IN VOLUME 329, PAGE 364, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS TO WHICH DEED AND THE RECORD THEREOF, REFERENCE IS HERE MADE FOR ALL PURPOSES, A DISTANCE OF 25 FEET EAST OF THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN AND CONVEYED BY A CERTAIN DEED FROM GRACE SWINNEY TO RAYMOND OLLER, DATED MAY 9, 1955, RECORDED IN VOLUME 428, PAGE 518 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS TO WHICH DEED AND THE RECORD THEREOF, REFERENCE IS MADE FOR ALL PURPOSES:

THENCE, NORTH 89° 50' 00" EAST, ALONG THE SOUTH LINE OF PINE STREET, AND THE NORTH LINE OF THE AFORESAID J.W. SWINNEY TRACT OF LAND, A DISTANCE OF 85.00 FEET TO A 1-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND:

THENCE, SOUTH 00° 10' 00" EAST, A DISTANCE OF 146.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND IN THE SOUTH LINE OF THE SAID J.W. SWINNEY TRACT OF LAND:

THENCE, SOUTH 89° 50' 00" WEST, ALONG THE SOUTH LINE OF THE SAID J.W. SWINNEY TRACT OF LAND, A DISTANCE OF 85.00 FEET TO A 1-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 00° 10' 00" WEST, A DISTANCE OF 146.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.28 (12,410 SQUARE FEET) ACRES OF LAND, AND BEING THAT SAME TRACT OF LAND CONVEYED TO NORRIS H. ASKEW BY GRACE SWINNEY, BY DEED DATED JULY 30, 1956, SAID DEED BEING PLACED OF RECORD IN VOLUME 461, PAGE 97, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS TO WHICH DEED AND THE RECORD THEREOF, REFERENCE IS HERE MADE FOR ALL PURPOSES.